

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

REVISED LDTAC AGENDA

Monday, August 20, 2007 – 1:15 P.M.

CAO Conference Room, Annex I ~ Bridgeport, CA, or video conference at
Minaret Village Mall, Room 215, 437 Old Mammoth Road, Mammoth Lakes, CA

***TENTATIVE START TIMES** (see note below)

1. PUBLIC COMMENT

2. HOLIDAY CONFLICT: The first Monday in September falls on Labor Day. Consider canceling that meeting and scheduling the next meeting on the third Monday, Sept. 17.

3. PREAPPLICATION:

***1:15 P.M.**

PARCEL MAP 31-97/Shanahan. The proposed project would divide the 3.38-acre parcel (APN 02-331-02) into two parcels of 2.203 acres and 1.175 acres. The General Plan designation is Mixed Density (MD) – the south half is Estate Residential (ER) and the north half is Mixed Use (MU); each designation has a minimum one-acre parcel size. The north half of the parcel is in a 100-year flood zone, so a waste disposal system cannot be placed within that area. The applicant is proposing a self-contained car wash system. The property is located along U.S. 395 in the community of Walker. *Staff: Gwen Plummer*

4. CERTIFICATE OF COMPLIANCE:

***1:45 P.M.**

PREAPPLICATION CERTIFICATE OF COMPLIANCE/Pesante. Discussion regarding the legality and ownership of the parcel located north of the applicant's parcel and the process of obtaining a "certificate of compliance" and a "lot merger" to build a garage that will straddle the north parcel and applicant's parcel (APN 62-00-26). The parcels are located in the Sunny Slopes area, off Sunny Slopes Road. *Staff: Gerry Le Francois*

5. APPLICATION ACCEPTANCE:

***2:15 P.M.**

USE PERMIT 31-04-05/Glassburn. Proposal is for a three-bay metal building in Walker to operate an auto repair business. The use includes paved parking in front and fenced area in back for vehicle storage. The property (APN 02-353-11) is located on the east side of U.S. 395. The General Plan designation is Mixed Use (MU). The project qualifies as a Class 3, 15303 Categorical Exemption for new construction or conversion of small structures. *Staff: Greg Newbry*

***2:45 P.M.**

GPA AND SPECIFIC PLAN APPLICATIONS/Intrawest. Consider acceptance of General Plan Amendment and Specific Plan Amendment applications for the Intrawest Rodeo Grounds project in June Lake. Intrawest has submitted its "June 7, 2007," Specific Plan proposal for 755 units and 78 workforce housing units (833 total units) on the 90+ acre property (see "June 7, 2007 Intrawest Proposal" posted on the Mono County website). Also, 40,000 square feet of commercial is proposed along with some structures up to 90 feet tall (heights above 60' require a General Plan Amendment). *Staff: Larry Johnston*

6. WORKSHOP:

***3:15 P.M.**

WHITE MOUNTAIN ESTATES SP/EIR: Review of White Mountain Estates comment letters and draft project conditions. *Staff: Gerry Le Francois*

More on back...

7. ADJOURN.

For questions on the above projects, call Community Development at (760) 932-5425 or 924-1800.

***NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

WHAT IS THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE?

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, providing the public an early opportunity to participate in project review, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.